



City of
Rockville
Get Into It

Planning Commission

Annual Report 2015

June 2016



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CITY OF ROCKVILLE PLANNING COMMISSION

ANNUAL REPORT 2015

INTRODUCTION

The Annual Report of the Planning Commission is the document by which the Commission reviews its performance during the preceding year, with focus on its zoning and development activities during that period. The Report highlights the major planning projects and issues considered by the Commission. The Report is submitted to the Maryland Department of Planning in compliance with the State's Land Use Article annual reporting requirements for local jurisdictions.

This year's Annual Report also includes a report on the City's Adequate Public Facilities Ordinance (APFO). The requirement for a biennial report was introduced in our 2011 Report, and we have provided updated reports each year since then (in the 2012, 2013 and 2014 reports), when we reported on significant actions and restrictions that occurred with respect to the APFO in those years.

The Smart Growth Goals, Measures and Indicators and Implementation of Planning Visions legislation (Senate Bill 276 and House Bill 295 (SB276/HB295)) requires jurisdictions that issue 50 or more building permits per year to report specified smart growth measures and indicators. The City of Rockville issued 8 residential building permits in 2015 and is therefore not required to report on these measures.

We note, however, that while seven (7) of those building permits were for single family dwellings, the bulk of population expansion came from one building permit for 48 multi-family units. It was for a residential apartment building within walking distance of the Twinbrook Metro station, and did not involve land area expansion per the State guidelines. So, using the building permit as the metric for measuring growth means that Rockville's future growth, which will be by population, not land area, may go under-counted. As we have mentioned before, using dwelling units, rather than building permits, as the metric would reflect Rockville's future growth patterns more closely, especially if the report was broken down by unit type. This type of metric would allow the State to monitor growth by land area, as is the case now, and also by the location of its population growth. *Where* people live is a critical factor in infrastructure planning at both the local and State levels.

SB276/HB295 also requires jurisdictions to establish a land use goal aimed at increasing the percentage of growth within their Priority Funding Area (PFA) and decreasing the percentage of growth outside their PFA. However, like all municipalities in the State, all land within the city limits is within the PFA and the City is therefore not required to establish a local land use goal.

Each of the City's land use initiatives in 2015 worked towards implementing the State Visions for sustainable communities that protects the natural environment, directs growth, maintains and improves infrastructure and involves citizens in all stages of the process.

PLANNING IN ROCKVILLE

The City of Rockville had a population of 61,209 in 2010 and is the third largest incorporated municipality in Maryland, behind the cities of Baltimore and Frederick.¹ Rockville is located seven miles outside of Washington, D.C. and is served by a transportation system that includes one interstate highway (I-270), two Metrorail stations within the City boundaries (Twinbrook and Rockville) and one just outside (Shady Grove), four state highways (Routes 355, 28, 586 and 189), MARC commuter-rail service and AMTRAK passenger service, in addition to local and regional bus service.

Rockville serves as the county seat for Montgomery County. The County Council and County Executive Offices are across the street from City Hall, as are the Circuit Court for Montgomery County and the District Court of Maryland.

The City of Rockville functions as an independent municipality, supplying many services for its citizens. The City has its own planning and zoning authority, water and sewer services, police and public works departments, and recreation programs and facilities. Montgomery County provides schools, fire protection, courts, additional police protection, transportation, health and other services.

Legal Authority

The authority to plan for the City's development and to enact and enforce laws relating to land planning and zoning is derived from the Land Use Article of the Annotated Code of Maryland.

Land use planning in Rockville is the responsibility of five official bodies: The Mayor and Council, the Planning Commission, the Board of Appeals, the Historic District Commission and the Sign Review Board. The Mayor and Council adopts the Master Plan (Plan), enacts legislation to ensure compliance with the Plan, adopts amendments to the Zoning Ordinance and the Zoning Map, and funds capital improvements necessary to implement the Plan. The Board of Appeals considers applications for Special Exception uses, Variances from the Zoning Ordinance requirements and Appeals from administrative decisions related to planning and zoning.

The City's Zoning Ordinance, along with the State Land Use Article, states the powers and duties of the Historic District Commission (HDC). They include identifying and recommending properties deemed eligible for historic designation, reviewing and acting on applications for Certificates of Approval for work within designated historic districts, and providing courtesy review to the Planning Commission and Mayor and Council for projects within or adjacent to historic districts.

The Sign Review Board is comprised of three members and one alternate appointed for three-year terms. The Board reviews applications for sign permits and may grant modifications from sign regulations where applicable.

¹ U.S. Census, 2010.

Planning Commission

The Planning Commission is the only one of the five official bodies with land use authority directly that is involved in all phases of the planning process. It has specific duties, as the Approving Authority for subdivisions and site plans, as well as advisory responsibilities to the Mayor and Council and Board of Appeals.

The Planning Commission is made up of seven members with staggered five-year terms. Members are nominated by the Mayor and approved by the full body of the Mayor and Council. The Commission elects a Chairperson from its membership each year. The Planning Commission typically meets twice a month, on the second and fourth Wednesdays at 7:00 p.m., in the Mayor and Council Chambers at City Hall. All meetings are televised and are available via video “on-demand” the following day through the City’s website. All agendas and supporting documentation are posted on the website a week before their meeting.

Certain powers and duties of the Planning Commission are mandated by the State Land Use Article. The Commission is required to prepare a plan for the physical development of the City (Plan, also called Master Plan or Comprehensive Master Plan), which is recommended to the Mayor and Council for approval, including with modifications². The Commission also makes recommendations concerning public structures, improvements and land acquisition necessary for the execution of the Plan; recommends district boundaries for comprehensive zone classification of land; approves all subdivision of land; and consults with and advises public officials, agencies, civic, educational, professional and other organizations and citizens with respect to the protection or execution of the Plan.

Certain duties of the Planning Commission stem from its function as the originator of the Plan. The Commission reviews site plans for all proposed development, except for single-family or semi-detached residential development, for compliance with applicable regulations. For most other projects, the Commission approves a site plan, and subdivision plat if necessary, as prerequisites to the issuance of a Building Permit. Applications filed pursuant to Mandatory Referral by public entities are also reviewed by the Commission.

Applications for Project Plan applications, Map Amendments, Text Amendments, Annexations, and other City policy statements are forwarded to the Mayor and Council with the Commission’s recommendations. Similarly, the Commission reviews all applications for special exception uses for compliance with the Master Plan, and makes appropriate recommendations to the Board of Appeals. The Commission reviews sectional map amendments to designate historic districts and makes recommendations to the Mayor and Council for consistency with the Master Plan. Finally, the Commission must file an Annual Report on its activities with the Mayor and Council and the Maryland Secretary of Planning. This report fulfills that requirement.

² An amendment to Maryland’s Land Use Article was enacted in 2015 which specifically allows the governing body to make modifications to recommended plans prior to adoption. The governing body may also approve, remand or disapprove the plan.

PLANNING COMMISSION ACTIVITIES

Zoning Ordinance and Map

The City adopted a new Zoning Ordinance on December 15, 2008, with an effective date of March 16, 2009. A new Development Review Procedures Manual was published in July 2009, followed by further updates in 2011 based on recommendations by the Communications Task Force in 2010. Subsequent to the 2009 Zoning Ordinance, the City has adopted a number of Text Amendments to clarify issues such as nonconforming uses, signs and the development review process. In 2015, the Planning Commission reviewed and made recommendations to the Mayor and Council on four (4) text amendments to the ordinance. Three (3) of the proposed amendments were recommended for approval. They included a provision to allow the city's Historic District Commission to authorize the filing of a sectional map amendment, an extension of the validity period for approved projects, and a set of minor amendments with technical corrections throughout the ordinance. The fourth amendment was for adjustments to the landscaping and screening requirements for industrial developments that abut residential areas. On this item, the Commission provided comments and observations, but not a recommendation. All four text amendments were ultimately approved by the Mayor and Council.

A zoning map amendment was also considered by the Commission and involved a request to apply the historic district overlay zone to a specific property; the Commission recommended approval and the amendment was ultimately approved by the Mayor and Council.

A list of all the Planning Commission actions in 2015, including these, appears on pages 13-16, with a map on page 19 that locates each parcel that was the subject of an action.

Development Review

Changes in development patterns, whether originating in the public or private sector, require the approval of one or more types of development applications. A review of all such applications acted on in 2015 provides a complete picture of changes in use of land within the City for that year. The changes that were approved are consistent with all components of the adopted Comprehensive Master Plan, including neighborhood plans, as well as with the Zoning Ordinance and related City requirements, as well as with plans in adjoining jurisdictions.

One site plan application was reviewed and approved by the Planning Commission in 2015 (along with one amendment to a previously approved site plan). The site plan request was for a 238-unit multi-family residential apartment building near the Twinbrook Metro station. It was a request that was previously submitted several years ago but was precluded from moving forward due to a lack of school capacity under the City's APFO requirements in effect at the time. An amendment to the Adequate Public Facility Standards (APFS) for school capacity was approved by the Mayor and Council on June 1, 2015, modifying the capacity requirements in a manner consistent with Montgomery County's standards. As a result, this project was able to move forward for consideration, and the site plan was subsequently approved by the Planning Commission.

Applicants occasionally request waivers from zoning ordinance requirements, and two such requests were considered by the Commission last year. One involved a reduction in the parking requirements for a change in use (from retail to a restaurant), which was approved. The other was a waiver from the APFS school capacity requirements for an age-restricted senior housing development, which was also approved.

Last year, the Commission also reviewed and approved two applications from public sector agencies that are submitted to the City for “mandatory referral” under the state’s land use article. They included a request by Montgomery College to construct a student services building, and a request by Montgomery County Public Schools to building a new elementary school (which will be the fifth one to serve elementary school students within the Richard Montgomery High School cluster). Both projects were approved by the Commission under their limited review of “location, character and extent in relation to the City’s Master Plan.”

Comprehensive Plan Development and Implementation

The City of Rockville Comprehensive Master Plan (CMP) was adopted in November 2002.

Amendments to the Master Plan have been made since then as follows:

- East Rockville Neighborhood Plan (2004)
- Bicycle Master Plan (2004)
- Lincoln Park Neighborhood Plan and Conservation District Plan (2007)
- Twinbrook Neighborhood Plan (2009)
- Municipal Growth Element (MGE) (2010)
- Water Resources Element (WRE) (2010)
- Amendment to enable the City to join Montgomery Heritage Area, and adoption by reference of the Rockville chapter of the Montgomery County Heritage Area Management Plan (2013)
- Work continues on the Rockville’s Pike Neighborhood Plan. The Planning Commission held a number of work session and public hearings in 2015 and approved their draft plan on March 9, 2016 for transmittal to the Mayor and Council.

Comprehensive Master Plan (CMP) Update Initiative:

The Comprehensive Master Plan was reviewed in 2008-09 and the results of the review were conveyed to the State in October 2009. The review recommended that the Plan be revised using a two-part process with the first part being completion and adoption of the Municipal Growth Element (2010), Water Resources Element (2010), Heritage Area amendment (2013) and the Rockville Pike Plan (on-going). Phase two involves a rewrite of the remaining portions of the Plan.

In February 2015, the Planning Commission endorsed the scope of work to initiate the overall master plan update process. The City then held a community wide kick-off meeting for the update initiative, *Rockville 2040*, on May 9, 2015 to introduce the initiative to the Rockville community and gather initial input on a citywide vision and policy principles. Through the remainder of the year, Listening Sessions were held in each of Rockville’s 18 planning areas and with special focus groups (e.g., high school students, seniors, Latino and African American communities, and Rockville business groups). The results

from these listening sessions are posted on the City's Master Plan update website, and will be presented to participants of four citywide forums to be held in spring 2016.

Parallel to the listening sessions held in 2015, the Community Planning and Development Services Department released a series of Trends Reports covering transportation, environment, historic preservation, and land use for use as background documents to the Master Plan update. Additional reports to be released in 2016 include community facilities, the economy and housing.

Comprehensive Master Plan Implementation Actions:

Southlawn Industrial Area Feasibility Study

By request of the Rockville Mayor and Council, and in reference to an action item identified in two neighborhood plans and the 2002 Comprehensive Master Plan, the Community Planning and Development Services Department conducted the Southlawn Industrial Area Feasibility Study in 2015. A consultant team was hired to study possible solutions to minimize the impacts of a portion of the light industrial district in the vicinity of Southlawn Lane in Rockville and adjacent residential neighborhoods. After seven community meetings and a series of stakeholder interviews, the consultant team presented their final recommendations to the Mayor and Council in early 2016 and planning staff will return to the Mayor and Council in mid-2016 for direction regarding which recommendations to implement.

DEVELOPMENT PATTERN CHANGES IN 2015

Last year, just two new major construction projects of note got underway with a new permit: (1) a residential apartment building with 48 multi-family units in the Rockville Pike neighborhood area and within walking distance of the Twinbrook Metro station (1628 E. Jefferson St.); and (2) a new parking structure on the Montgomery College campus. Overall there was a significant volume of building permit activity in 2015, but it primarily involved smaller scale projects, like renovations and additions to existing structures.

However quite a few major projects that started before 2015 were brought to completion last year. Around the Twinbrook Metro station, two major projects were substantially completed. One is a five-story mixed use development project at 5700 Fishers Lane, with 206 multi-family residential units and 29,000 square feet of retail and restaurant space. The other is a five-story mixed project at 1800 Rockville Pike, with 356 multi-family residential units (about ½ were finished in 2015, and remaining units in 2016), about 100,000 square feet of new restaurant and retail space (including a Safeway grocery store). Further up the corridor, two separate urgent care centers were completed at 726 and 750 Rockville Pike.

By the Shady Grove Metro station on MD 355, the Bainbridge (Silverwood) apartments with 417 multi-family units was partially completed (however quite a few units remained unfinished heading into 2016). Along Shady Grove Road within the Upper Rock mixed use community, 149 multi-family residential units were finally completed after initially being destroyed by fire during an earlier construction phase.

In Rockville Town Center, the first phase of the mixed use Duball project was substantially finished. The 15-story project resulted in 263 multi-family units and a 140-room Cambria Suites Hotel (across the street from their corporate headquarters for Choice Hotels). It includes approximately 17,000 square feet of retail and restaurant space that continued construction and will be complete in 2016. Also in Town Center, a 25,000 square foot commercial project was substantially completed and occupied at 275 N. Washington, accommodating retail, restaurant, banking and office space.

With the completion of all of these projects, 1,439 multi-family residential units will have been created, along with 183,000 square feet of commercial space within the City (not including the space occupied by the Cambria Suites Hotel).

DEVELOPMENT CAPACITY ANALYSIS

The City of Rockville participates in the Metropolitan Washington Council of Governments (MWCoG) growth forecasting process and has used the projections derived through that process in lieu of conducting a separate Development Capacity Analysis. All of the projections are based upon the current municipal boundaries and are therefore all located within a Priority Funding Area. The City participated in the MWCoG Round 9 process in 2015. Round 9 projected the following for the year 2045:

MWCoG Round 9 Projections (2015) – City of Rockville			
	2015	2045	Percent Change
Population	66,296	89,893	35.59%
Households	26,448	36,767	39.02%
Jobs	76,943	96,774	25.77%

ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO)

The Rockville Mayor and Council adopted an Adequate Public Facilities Ordinance (APFO) in 2005. Projects in Rockville are subject to the City's APFO, which is implemented through Article 20 of the Zoning Ordinance by the Adequate Public Facilities Standards (APFS). The APFS requires that public facilities be adequate to serve the new development or redevelopment. The following "public facilities" are evaluated for compliance: Traffic and Transportation; Schools; Fire and Emergency Protection; Water Supply and Sewer Service. The standards where restrictions exist are described below.

School Standards

On June 1, 2015 the Mayor and Council adopted revisions to the APFS test for school program capacity. The decision was to utilize the same methodology and standards for program capacity determination that Montgomery County uses. In summary, the school test is now performed with a five-year horizon (instead of one and two years), and by averaging within the school cluster at each school level (instead of evaluating available capacity at each individual school serving the proposed development). Under this new formula, none of the schools serving the City are beyond the 120 percent threshold that would place that cluster in moratorium. The County re-evaluates school capacity each year as part of the Capital Improvements Program (CIP) annual budget review.

Elementary School No. 5, on West Edmonston Drive, is scheduled to open for the 2018-19 school year. The school will open with a program capacity of 602 students. As a consequence, the other elementary school boundaries within the City will have to be adjusted. Under the County's projections, the overall 2020 utilization rate for elementary schools in the Richard Montgomery cluster will be 94.5%.

The initial utilization rate for high schools as shown on the adopted 2015-2020 CIP indicated that the utilization rate for Walter Johnson High School was over 119% and would have gone into moratorium if pending project applications were approved. On July 28, 2015 the Council amended the CIP to add an eight-room addition to Walter Johnson, which brings the 2020 utilization rate down to 111.3%.

Water and Sewer Standards

Water and sewer service is delivered to Rockville by two providers: Rockville and the Washington Suburban Sanitary Commission (WSSC). This portion of the report provides information for properties that receive water and sewer service from Rockville.

Rockville withdraws water from the Potomac River, treats the water and delivers it to the Rockville city limits for customer consumption. There are three sewer sheds in Rockville: Watts Branch, Cabin John and Rock Creek. Rockville collects wastewater from customers using Rockville's sewer pipes and discharges the wastewater into WSSC sewer pipes, which in turn discharge into District of Columbia Water and Sewer Authority (DC Water) sewer pipes for treatment at DC Water's Blue Plains Advanced Waste Water Treatment Facility (Blue Plains).

Calendar Year 2015 Restrictions

The following restrictions were identified for projects approved during calendar year 2015:

- Capacity to treat and supply water from the Rockville Water Treatment Plant: None
- Capacity of the water transmission system to provide adequate fire flow: None
- Capacity to treat wastewater at Blue Plains: None
- Capacity of the sanitary sewer collection system to transmit wastewater flow: None

Cumulative Restrictions

The following is a cumulative list of restrictions, which have not yet been mitigated, identified since Rockville adopted an APFO and began tracking water and sewer deficiencies.

Water System

There are two deficiencies in the water system associated with two projects previously approved but not yet built. One deficiency is on Dawson Avenue and the second is on Chapman Avenue. Construction is ongoing to address both deficiencies; construction completion is anticipated during fiscal year 2017.

Wastewater System

There are eight deficient areas with eleven identified sewer segments that have flow restrictions. These restrictions are a result of inadequate transmission capacity of the existing sewer pipes to convey wastewater flow.

The Water and Wastewater deficiencies are shown on the Exhibit found on page 21, "City of Rockville Cumulative Water and Wastewater System Restrictions - FY2016 CIP/CY 2015 Maryland Department of Planning Report." The Exhibit also identifies when the deficiencies will be mitigated based on the adopted fiscal year 2016 Capital Improvements Program.

During 2015 an approval for a development project (1592 Rockville Pike) expired. Accordingly, one deficiency area with three identified sewer segments is no longer deficient. Accordingly, this area is not shown as deficient on the calendar year 2015 Deficiency Exhibit. Additionally, one sewer segment was upsized on Crabb Avenue which decreased the size of one sewer deficiency area.

There are two primary means to resolve the sewer restrictions: capacity upgrades through Rockville's Capital Improvement Program; and capacity upgrades by developers through permits issued by the Department of Public Works. Capacity upgrades typically are accomplished by increasing the diameter of the sewer pipe. Rockville's FY2016 Capital Improvement Program, which was adopted by the Mayor and Council in May, 2015, includes construction funding in FY2016 to resolve five deficient areas with seven sewer segment restrictions: North Horners Lane; Monroe Street; Cabin John Parkway; East Rockville (three segments); and Lorraine Drive. Development approvals through December 31, 2015 require mitigating two sewer restrictions: Monroe Street and Cabin John Parkway. The schedule of the sewer upgrade is determined by the development; however the capacity upgrade must be completed before the development can be occupied. There are three deficient areas with four sewer segments

with restrictions which are not programmed to be improved: Atlantic Avenue; Lakewood (two segments); and Glenora.

DEVELOPMENT ACTIONS BY PLANNING COMMISSION

The following tables outline the development review actions taken by the City Planning Commission during 2015. Please also see Appendices for an outline of City Ordinances and Resolutions on planning-related and environmental issues that were adopted during 2015.

Annexation

Application Number	Applicant, Request and Location	Action/Date
ANX2015-00145	Annexation Petition , 355 Partners LLC and Frederick Road LLC - A public hearing to review the annexation plan associated with the annexation petition for property located at 15931 Frederick Road.	Recommended for approval of annexation and zoning by Commission 09/09/15

Mandatory Referral

Application Number	Applicant, Request and Location	Action/Date
STP2016-00263	Mandatory Referral , Montgomery College, mandatory referral review to construct a four story, 128,000 square foot student service building with signage, landscaping and parking improvements on the Rockville campus of Montgomery College, at 51 Mannakee Street.	Approved by Planning Commission 08/05/15
STP2016-00264	Mandatory Referral , Montgomery County Public Schools, a proposal to construct a new elementary school, and associated site improvements, on the property located at 332 West Edmonston Drive (Richard Montgomery Elementary School #5).	Approved by Planning Commission 10/28/15

Map Amendment

Application Number	Applicant, Request and Location	Action/Date
MAP2016-00113	17 Martins Lane , recommendation to the Mayor and Council regarding conformance with the associated master plans and conformance with the purpose of the Historic District Overlay Zone at 17 Martins Lane, to change the zoning from R-60 to R-60 HD.	Recommended for approval by Planning Commission 08/05/15

Plats - Subdivision

Application Number	Applicant, Request and Location	Action/Date
PLT2015-00541	Final Record Plat , Shelter Development, LLC. (Brightview Town Center). A Final Record Plat Application for the resubdivision of Lot 25, Block D, City Center, Plat No. 24617 containing 2.129 acres of land (92,750 square feet), including dedication of rights-of-way for the construction of the Maryland Avenue and Dawson Avenue extensions. The property is located in the MXCD (Mixed Use Corridor District) Zone.	Approved by Planning Commission 05/13/15
PLT2015-00542	Final Record Plat , Rockville Town Center, LLC (KSI/Kettler) A Final Record Plat Application for the re-subdivision of Lot 23 of Block D, Plat No. 23592 ("City Center") containing 2.09 acres of land (91,453 square feet). The property is located in the PD-KSI (Planned Development - KSI Apartments) Zone.	Approved by Planning Commission 04/22/15
PLT2016-00543	Final Record Plat , Eastern Diversified Properties - A Final Record Plat Application for the recordation of an existing 1.16 acre property located at 712 Rockville Pike as Lot 11 in the Haymond's Addition to Rockville subdivision. The property is located in the MXCD, Mixed-Use Corridor District Zone.	Approved by Planning Commission 10/14/15

Site Plans

Application Number	Applicant, Request and Location	Action/Date
STP2009-00008	Site Plan Application , Avalon Bay Communities, Inc. - A level 2 site plan application to construct a 238-unit multiple family building on 4 acres of land at 12720 Twinbrook Parkway. The property is zoned MXB (Mixed-Use Business).	Approved by Planning Commission 10/14/15
STP2015-00252	Major Site Plan Amendment , 15995 Frederick Road, Bainbridge Shady Grove Apartments, LLC. A request to amend the site plan approval for STP2011-00091 by modifying a condition of approval (No. 6) requiring the applicant to obtain an emergency access easement from the Washington Area Metropolitan Transportation Authority (WMATA) and the Maryland Transit Authority (MTA) along the existing Shady Grove Metro access road.	Approved by Planning Commission 05/13/15

Street Renaming

Application Number	Applicant, Request and Location	Action/Date
Street Renaming	Request for Street Name Change , Choice Hotels. At the request of Choice Hotels International, a proposal has been made to change the name of Renaissance Street.	Approved as Helen Heneghan Way by Planning Commission 08/05/15
Street Renaming	Street Name Assignment , King Farm - Irvington Centre subdivision. Request for a street name assignment to be placed on the unrecorded Plat Eighty-Four in the King Farm: Irvington Centre subdivision.	Approved as Short Horn Way by Planning Commission 08/05/15

Waivers

Application Number	Applicant, Request and Location	Action/Date
WAV2015-00009	Wavier Application , Washington Real Estate Fund, LLC c/o Cheng Tu for a request to reduce the number of required vehicular parking spaces for a proposed restaurant use. The subject property is located at 300 North Washington Street and zoned MXCD (Mixed Use Corridor District).	Approved by Planning Commission 09/30/15 with modifications and conditions, following deferral from 9/9/2015 meeting
WAV2015-00008	Site Plan Application , 1380 Piccard Drive. A waiver from the school capacity requirements of the Rockville Zoning Ordinance, pursuant to the waiver provisions of Section II.C. of the APFS (Adequate Public Facilities Standards. The wavier is needed to allow for the change of use from a 219 suite hotel to a 203 senior housing development (age-restricted 62 & over).	Approved by Planning Commission 04/22/15

Zoning Text Amendments

Application Number	Applicant, Request and Location	Action/Date
TXT2015-00240	Zoning Text Amendment , to allow the Historic District Commission to Authorize the Filing of a Sectional Map Amendment to apply the historic district overlay zone when the HDC finds that a property meets the criteria for historic designation. Currently, only the Mayor and Council or the Planning Commission may file a Sectional Map Amendment. The text amendment allows the HDC to file a map amendment where it finds that a property meets the criteria for historic designation.	Recommended for approval by Planning Commission 02/11/15

TXT2015-00241	Zoning Text Amendment , to insert a reference to landscaping and screening requirements for industrial developments that abut residential developments in the Landscaping, Screening and Lighting Manual. The Landscaping, Screening and Lighting Manual will also be amended to insert specific screening requirements between industrial and residential developments.	<p>The Commission did not provide a recommendation, but forwarded observations regarding the amendment to the Mayor and Council, 03/11/15</p> <p>The Commission voted to submit an amended set of comments to the Mayor and Council regarding the amendment, 03/25/15</p>
TXT2015-00242	Zoning Text Amendment , to insert specific language allowing for the tolling of the validity period of approved developments during the pendency of an appeal, filed February 6, 2015 by Nancy Regelin representing 1900 Chapman Project Owner.	Recommended for modified approval by Planning Commission 03/11/15
TXT2016-00243	Zoning Text Amendment , to make technical corrections, revisions, and clarifications throughout the zoning ordinance.	Recommended for approval by Planning Commission 09/09/15

PROJECTED PLANNING COMMISSION WORK PROGRAM – 2016

The Planning Commission's work plan for 2016, in addition to considering development review applications, contains several long-range planning projects, including a recommendation on the draft Rockville's Pike Neighborhood Plan. In response to comments provided by the Mayor and Council regarding the Commission's June 2014 draft plan, the Commission will finalize its work on their draft plan and make a recommendation to the Mayor and Council in early 2016.

The Commission will also be fully engaged in the citywide Comprehensive Master Plan update, *Rockville 2040*. Listening sessions were coordinated by staff in each of the 18 planning areas in the City, which were supplemented with additional sessions. The Commission will receive reports describing the comments generated through those listening sessions. They will also continue to receive trend reports that have been prepared by City staff in the areas of land use, transportation, the environment, community facilities, historic preservation, housing and the economy. A series of citywide forums will be held in the spring of 2016 with residents engaging in the process of drafting goals and policies for each of the plan elements. In the fall of 2016, the Commission will begin working through these work products as they begin to prepare a draft plan (with a complete first draft expected in early 2017).

The Commission will also work toward recommending an updated Bikeway Master Plan for the City. A draft was prepared in spring 2014, and a series of public hearings have been held. Work session will be conducted with the Commission in 2016, with the goal of having a recommended plan to the Mayor and Council by fall 2016.

Staff for the Planning Commission also monitors Montgomery County plans adjacent to Rockville. Planning staff continues to track implementation of the Great Seneca Science Corridor plan, which abuts the north western boundary, as well as the White Flint I plan, which covers the area immediately surrounding White Flint metro station. The county will also continue to update the White Flint II plan in 2016, which immediately adjoins Rockville, so staff will engage with the county on that effort.

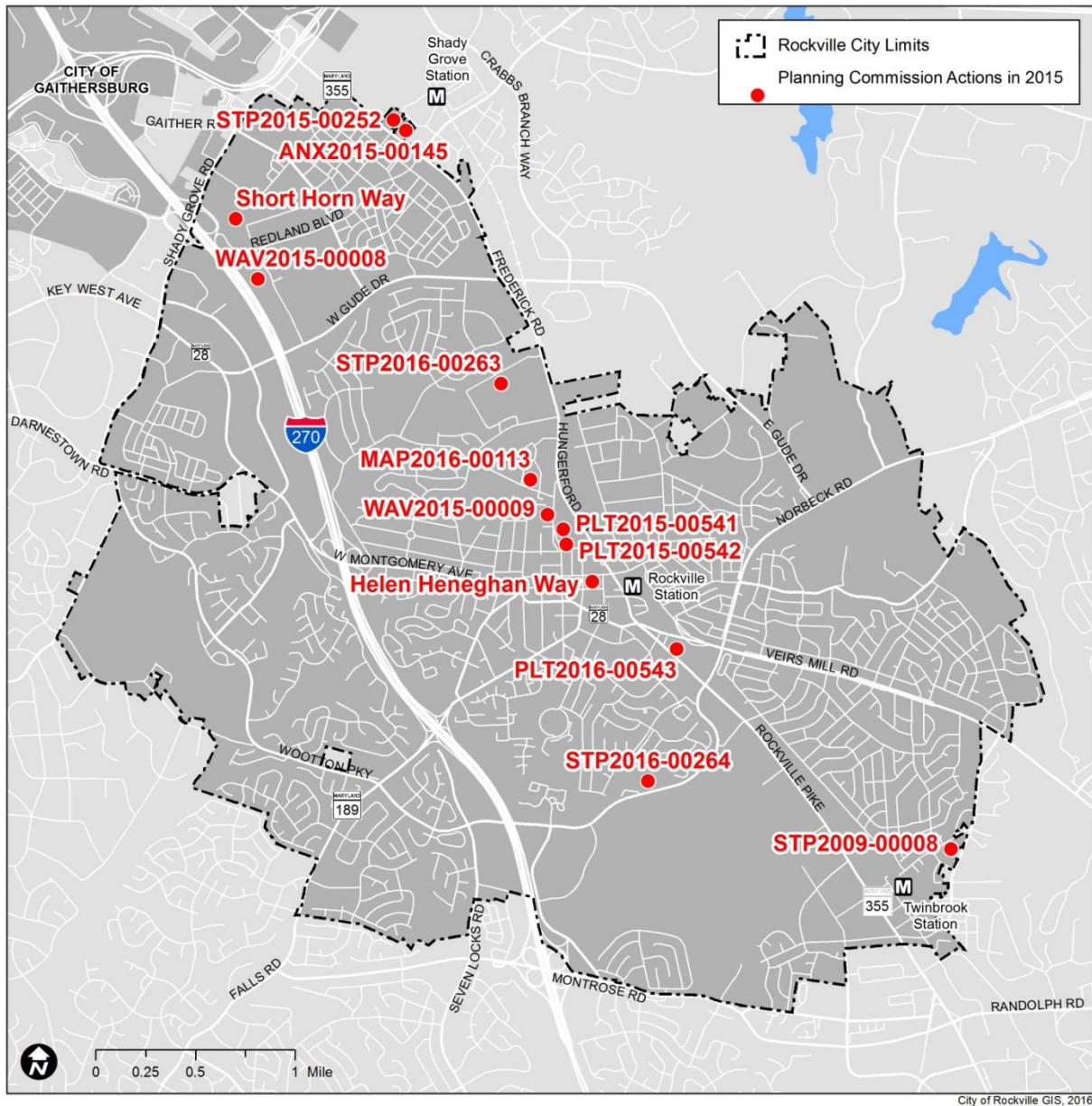
Planning staff, in conjunction with other City staff, monitors other relevant Montgomery County initiatives and plans. Of particular note is the County Executive's Rapid Transit Steering Committee, which is studying the potential for a Bus Rapid Transit (BRT) system throughout the County, including three lines that are projected to pass through Rockville: MD 586/Veirs Mill Road; MD 355 from the Rockville Metro Station to the north; and MD 355 from the Rockville Metro Station to the south. A Countywide Functional Master Plan Amendment was adopted by the Montgomery County Council in November 2013 that identifies the ten (10) possible corridors where BRT improvements may occur. Additional planning studies are underway along several of these corridors, and City staff continues to monitor those efforts. Opportunities for public involvement and further coordination are expected to continue throughout 2016 for the corridors relevant to Rockville.

COMMUNITY FACILITIES AND PUBLIC AMENITIES - 2015

The City provides a wide range of facilities and public amenities for its citizens. The list below gives a few of the highlights from 2015:

- Secured a \$99,703 Transportation Alternatives Program grant for the Falls Road shared use path
- Received grant awards from the Maryland Department of Natural Resources: \$750,000 for the King Farm-Watkins Pond stormwater facilities improvement project and \$700,000 for the Watts Branch – Upper stream restoration project
- Received grant awards from the Maryland Department of Natural Resources totaling \$1.2 million for various watershed improvements in the City, including stream restoration at Dogwood Park and Watts Branch – Upper streams
- Secured a \$269,122 grant for Safe Routes to Schools programs and \$33,950 pedestrian safety grant for the Maryland Bikeways Program
- Completed the construction of sidewalk projects on Anderson Avenue, Avery Road, Maryland Avenue, Southlawn Lane, and Wootton Parkway
- Installed Accessible Pedestrian Signals and completed associated improvements at 15 street intersections
- Installed bike lanes and sharrows on Broadwood Drive, King Farm Boulevard, and Fortune Terrace
- Completed construction of the following major projects: Glenora Tributary – Middle stream restoration, and water system facility improvements.

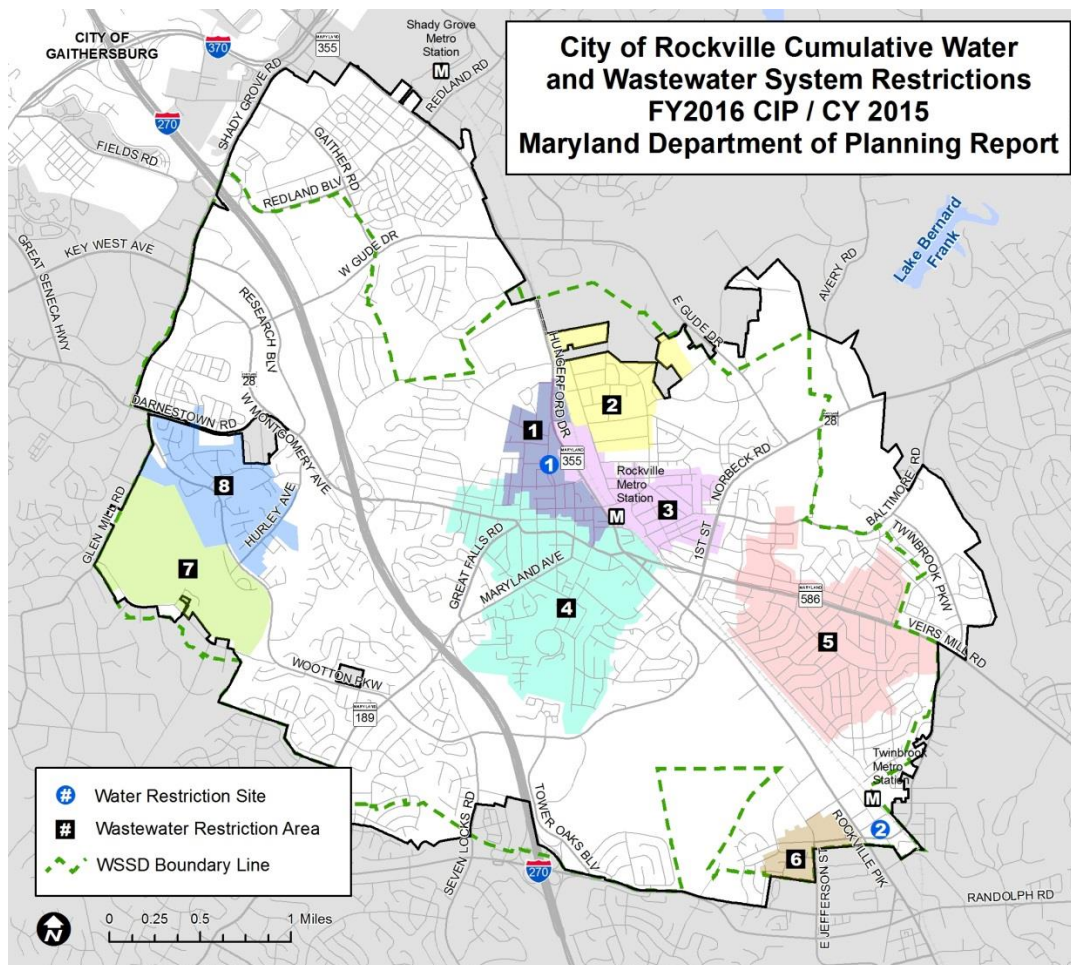
MAP OF CITY OF ROCKVILLE 2015 DEVELOPMENT ACTIONS



Case Number	Project Type	Project Address
ANX2015-00145	Annexation	15931 Frederick Road
STP2016-00263	Mandatory Referral	51 Mannakee Street
STP2016-00264	Mandatory Referral	332 W. Edmonston Drive
MAP2016-00113	Map Amendment	17 Martins Lane
PLT2016-00543	Final Record Plat	712 Rockville Pike
PLT2015-00541	Final Record Plat	285 North Washington Street

PLT2015-00542	Final Record Plat	255 North Washington Street
STP2009-00008	Site Plan	12720 Twinbrook Parkway
STP2015-00252	Site Plan (amendment)	15995 Frederick Road
Street Naming	Street Naming	Helen Hanaghan Way
Street Renaming	Street Renaming	Short Horn Way
WAV2015-00008	Waivers	1380 Piccard Drive
WAV2015-00009	Waivers	300 North Washington Street

MAP OF CITY OF ROCKVILLE WATER AND WASTEWATER SYSTEM RESTRICTIONS

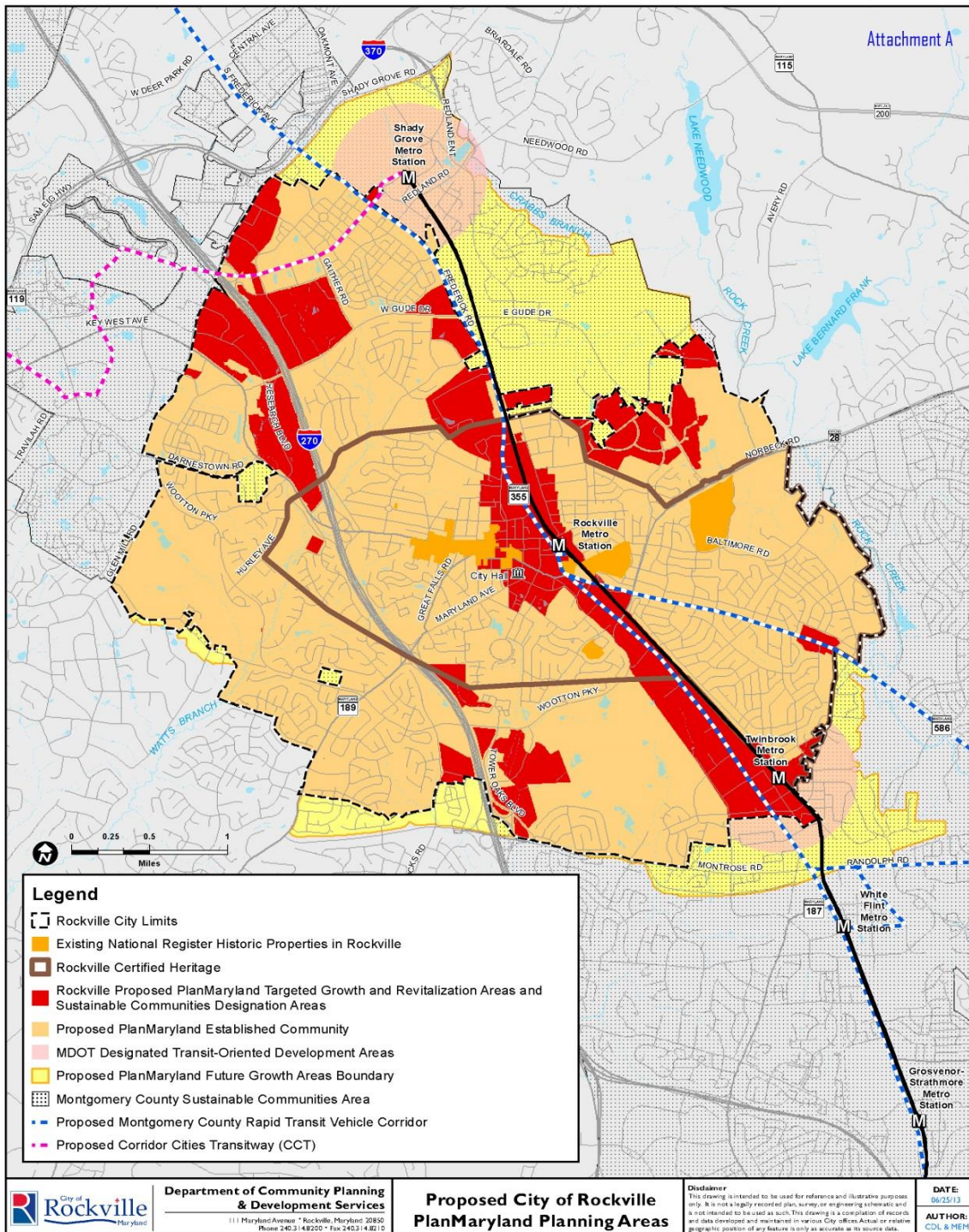


Wastewater Restriction Area Map Number	Area Name	Date of Planned Mitigation	How Mitigated
1	Town Center	FY2017	Rockville CIP ¹
2	Horners Lane	FY2017	Rockville CIP
3	Frog Run	FY2017	Rockville CIP ¹
4	Cabin John	FY2017	Rockville CIP ¹
5	Atlantic Avenue	After FY2020	Rockville CIP
6	Lorraine Drive	FY2019	Rockville CIP
7	Lakewood	After FY2020	Rockville CIP
8	Glenora	After FY2020	Rockville CIP

Water Restriction Map Number	Location	Date of Planned Mitigation	How Mitigated
1	Dawson Avenue	FY2017	Developer
2	Chapman Avenue	FY2017	Developer

¹ Joint funding between Rockville and Developers

MAP OF CITY OF ROCKVILLE PLAN MARYLAND AND MARYLAND SUSTAINABLE COMMUNITIES



APPENDIX A – EXCERPT FROM THE LAND USE ARTICLE

LAND USE

DIVISION I. SINGLE-JURISDICTION PLANNING AND ZONING.

TITLE 1. DEFINITIONS; GENERAL PROVISIONS.

SUBTITLE 2. GENERAL PROVISIONS.

Md. LAND USE Code Ann. § 1-207 (2012)

§ 1-207. Annual report -- In general.

(a) "Planning commission" defined. -- In this section, "planning commission" includes a planning commission or board established under:

- (1) Title 2 of this article;
- (2) Division II of this article; or
- (3) Article 25A of the Code.

(b) Required. -- On or before July 1 of each year, a planning commission shall prepare, adopt, and file an annual report for the previous calendar year with the legislative body.

(c) Contents. -- The annual report shall:

(1) index and locate on a map any changes in development patterns that occurred during the period covered by the report, including:

- (i) land use;
- (ii) transportation;
- (iii) community facilities patterns;
- (iv) zoning map amendments; and
- (v) subdivision plats;

(2) state whether the changes under item (1) of this subsection are consistent with:

- (i) each other;
- (ii) the recommendations of the last annual report;
- (iii) the adopted plans of the local jurisdiction;
- (iv) the adopted plans of all adjoining local jurisdictions; and

(v) the adopted plans of State and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan;

(3) contain statements and recommendations for improving the planning and development process within the local jurisdiction;

(4) state which local laws or regulations have been adopted or changed to implement the visions in § 1-201 of this subtitle as required under § 1-417 of this title or § 3-303 of this article; and

(5) contain the measures and indicators required under § 1-208(c) of this subtitle.

(d) Review. -- The legislative body shall review the annual report and direct that any appropriate and necessary studies and other actions be undertaken to ensure the continuation of a viable planning and development process.

(e) Public availability. -- The local jurisdiction shall make the annual report available for public inspection.

(f) Department of Planning. --

(1) The local jurisdiction shall mail a copy of the report to the Secretary of Planning.

(2) The Department of Planning may comment on the report.

HISTORY: An. Code 1957, art. 66B, § 3.09; 2012, ch. 426, § 2.

APPENDIX B – 2015 MEMBERS OF THE PLANNING COMMISSION

Anne Goodman

Address: 1109 Clagett Drive. **Term:** Appointed 2013, expires 2018. **Personal:** Retired, USDA and FDA. **Education:** PhD. in Biomedical Science, Univ. of Tenn. Oak Ridge Graduate School; M.S. Microbiology, Univ. of Georgia

Don Hadley

Address: 215 Harrison Street. **Term:** Appointed 2010, expires 2015. **Personal:** Attorney, Donald H. Hadley, LLC. **Education:** LL.B, George Washington University Law School; B. A. Political Science, George Washington University

David Hill

Address: 340 W. Edmonston Drive. **Term:** Appointed 2006, reappointed 2011, expires 2016. **Personal:** Systems Analyst, Westat **Education:** B.A. History, Colby College

Jack Leiderman

Address: 100 North Street. **Term:** Appointed June 2012, expires 2016. **Personal:** Psychotherapist. **Education:** M.S.W. University of Maryland, Baltimore; B.A. American Studies, University of Maryland, College Park

Charles Littlefield

Address: 316 S. Horners Lane. **Term:** Appointed 2013, expires 2018. **Personal:** Program Officer. **Education:** M.A. International Affairs, George Washington University; B.A. Northwestern Univ., Geological Science

Gail Sherman (beginning May 2015)

Address: 803 Reserve Champion Way. **Term:** Appointed 2015, expires 2020. **Personal:** Retired, CDC, FDA and Parenteral Drug Association. **Education:** B.A., University of Maryland, College Park

Dion Trahan (until February 2015)

Address: 135 Moore Drive. **Term:** Appointed 2010, expired 2015. **Education:** LL.M, American University Law School; J.D. and Bachelor of Civil Law, Louisiana State University; B.A. Political Science, The Citadel

John Tyner

Address: 5911 Halpine Road. **Term:** Appointed 2007, reappointed 2011, expires 2016. **Personal:** President, Taliesan Associates. **Education:** Master of Public Administration, Univ. of Southern Calif.; B.A. History, Ashland University

APPENDIX C – ORDINANCE LIST 2015

Mayor and Council Ordinance List – 2015

(Includes items pertinent to the Planning Commission, and other ordinances)

ORDINANCE NO.	DESCRIPTION	MEETING NO.	DATE
Ordinance 02-16	Annexation Petition (ANX2015-00145) , 355 Partners LLC and Frederick Road LLC - A public hearing to review the annexation plan associated with the annexation petition for property located at 15931 Frederick Road.	Meeting 04-16	02/08/16
Ordinance 28-15	17 Martins Lane (MAP2016-00113) , recommendation to the Mayor and Council regarding conformance with the associated master plans and conformance with the purpose of the Historic District Overlay Zone at 17 Martins Lane, to change the zoning from R-60 to R-60 HD.	Meeting 40-15	08/19/15
Ordinance 26-15	Zoning Text Amendment (TXT2016-00243) , to make technical corrections, revisions, and clarifications throughout the zoning ordinance.	Meeting 35-15	10/12/15
Ordinance 09-15	Zoning Text Amendment (TXT2015-00241) , to insert a reference to landscaping and screening requirements for industrial developments that abut residential developments in the Landscaping, Screening and Lighting Manual. The Landscaping, Screening & Lighting Manual was amended to insert specific screening requirements between industrial and residential developments.	Meeting 23-15	05/18/15
Ordinance 07-15	Zoning Text Amendment (TXT2015-00242) , to insert specific language allowing for the tolling of the validity period of approved developments during the pendency of an appeal, filed February 6, 2015 by Nancy Regelin representing 1900 Chapman Project Owner.	Meeting 22-15	05/11/15
Ordinance 05-15	Zoning Text Amendment (TXT2015-00240) , to allow the Historic District Commission to Authorize the Filing of a Sectional Map Amendment to apply the historic district overlay zone when the HDC finds that a property meets the criteria for historic designation. Previously, only the Mayor and Council or the Planning Commission could file a Sectional Map Amendment. The text amendment allows the HDC to file a map amendment where it finds that a property meets the criteria for historic designation.	Meeting 15-15	03/30/15

APPENDIX D – RESOLUTION LIST 2015

Mayor and Council Resolution List – 2015

(Includes items pertinent to the Planning Commission)

RESOLUTION NO.	DESCRIPTION	MEETING NO.	DATE
Resolution 04-15	Adoption of a Resolution to Amend the Landscaping, Screening and Lighting Manual to Establish Screening and Buffering Requirements between Industrial and Residential Uses	Meeting 23-15	05/18/15
Resolution 06-15	Adoption of a Resolution to Amend the Adequate Public Facilities Standards (APFS) to Align the City's School Standards With Montgomery County's School Standards	Meeting 24-15	06/01/15